

oakheart

£200,000

Ballantyne Drive, Colchester



Situated on the fourth floor of the popular Ballantyne Drive development in the south of Colchester, this well-presented two-bedroom apartment offers spacious and contemporary living, complete with a generous wraparound balcony and excellent access to local amenities. Ideally positioned for commuters and professionals, the property is within easy reach of the city centre, Colchester Town railway station, the A12, and a range of shops, restaurants and leisure facilities.

Stepping inside, the apartment welcomes you with a spacious entrance hallway providing access to all principal rooms. At the heart of the home is the open-plan kitchen, living and dining area, creating a bright and sociable space

ideal for both everyday living and entertaining. The kitchen offers ample storage and worktop space, while large windows and doors flood the room with natural light and open directly onto the substantial wraparound balcony, providing the perfect setting for outdoor seating and enjoying elevated views.

The apartment offers two generous double bedrooms, with the principal bedroom benefiting from direct access to the balcony. A modern family bathroom is complemented by a separate shower room, providing added convenience for residents and guests alike.

Externally, the standout feature is the expansive wraparound balcony, offering

excellent outdoor space rarely found in apartment living. The development is well maintained and provides secure communal areas, making it an attractive option for first-time buyers, professionals or those looking to downsize.

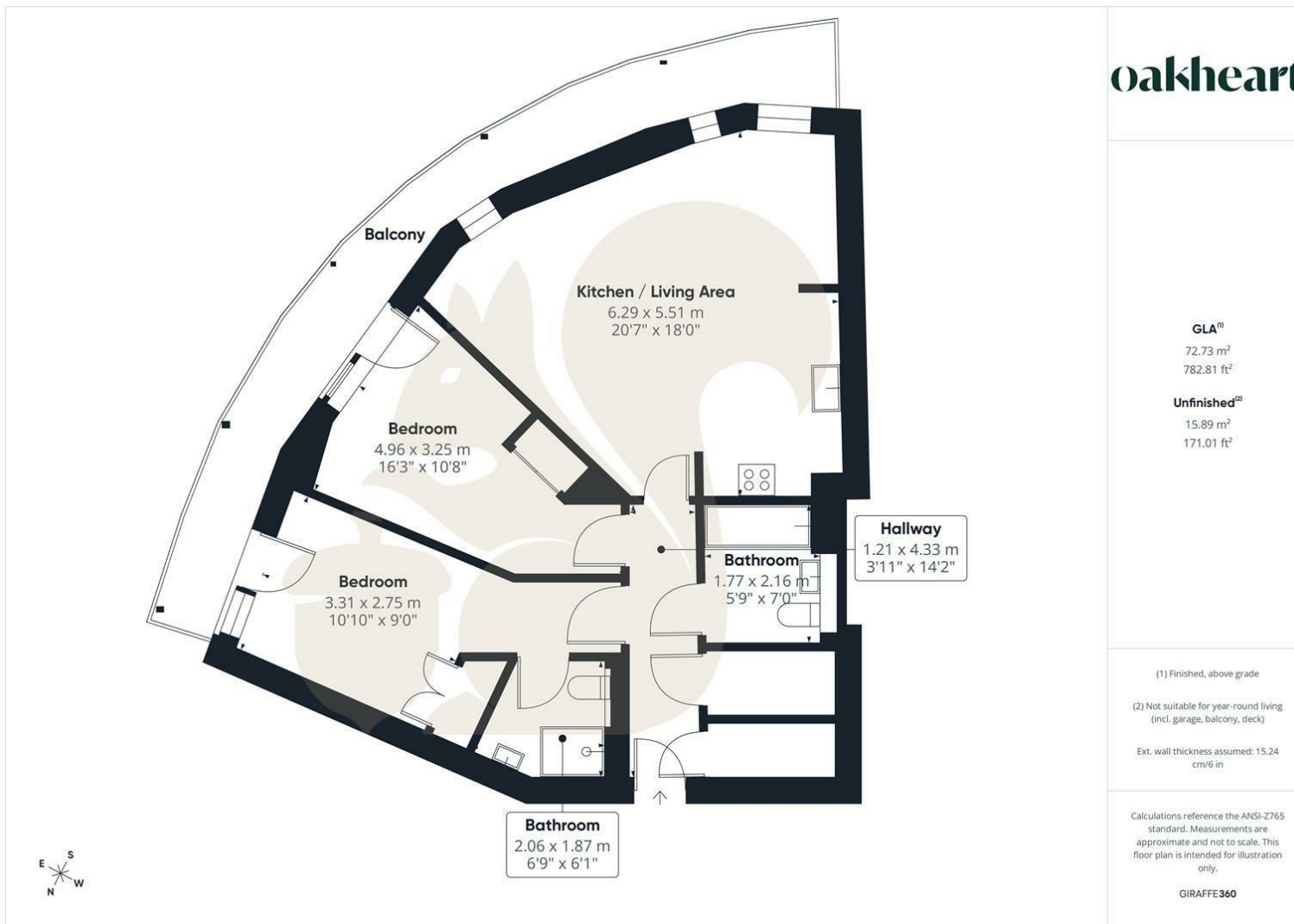
Ballantyne Drive enjoys a convenient location close to local supermarkets, schools, parks and leisure facilities, while the nearby city centre offers a wide range of shopping, dining and entertainment options. Excellent transport links, including easy access to the A12 and nearby rail services to London Liverpool Street, make this an ideal home for commuters seeking modern living in a well-connected location.











Local Authority:

Tenure:
Leasehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.